

Girl Scouts of Western Ohio  
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**Date:** January 15, 2009  
**To:** Board of Directors  
**From:** Barbara J. Bonifas, CEO  
**Subject:** Camp Brookside

**Background:** In 1962, as a result of the merger that formed the Appleseed Ridge Council, the Sidney and Shelby County Girl Scouts gave the title to Girl Scout Camp Brookside to the Sidney Community Foundation with the following conditions:

- The Girl Scouts would have a 3 year lease for \$1.00 that was automatically renewable annually in March, unless either party gives notice in writing.
- The Sidney and Shelby Council Girl Scouts would maintain the camp in its current condition, but they also have the right to modify existing structures or to construct new structures.
- The Girl Scouts of Appleseed Ridge has provided all regular and capital maintenance to the camp since 1962.

#### **Camp Budget and Usage:**

- Girl Scout usage of the camp has declined 47% since 2003.
- Camp Brookside was occupied for 1866 camper days (number of participants x days at camp), 1586 of which were by Girl Scouts. This makes up about 2% of the council's total camp usage.
- The 2008 operating budget for Camp Brookside was \$20,341. In addition to the annual maintenance, a new roof is needed on the lodge.

**Current Status:** The Girl Scouts of Western Ohio have been contacted by two parties with potential offers for Camp Brookside. Since the Sidney Community Foundation owns the camp, they are the final decision-makers, but both parties have indicated that they want to be sensitive to the role of the Girl Scouts in this situation.

- **City of Sidney** – In May 2008, we were contacted by the city with an interest in purchasing Camp Brookside as an addition to Tawawa Park, which is adjacent to the camp. In December 2008, the city council made a formal offer to purchase the property, including a one-time donation of \$27,646 to the Girl Scouts of Western Ohio and priority usage of the property by Girl Scouts for five years. In this offer, Camp Brookside would become a public park and the lodge would not be maintained. (See Attached Letter.)
- **Shelby County Park District** – In December 2008, the Girl Scouts were contacted with a proposal that Shelby County Park District purchase the camp from the foundation using potential funding from a Clean Ohio Grant. This grant has not been secured and cannot be applied for until Fall 2009, delaying any potential purchase until January 2010. The park district has indicated that they would maintain the property as a Girl Scout camp.

## **Girl Scout Property Recommendation**

**Girl Scout Property Purpose:** Girl Scout property exists as a resource to support the delivery of Girl Scout program activities and experiences.

**Girl Scout Property Development Criteria:** (Adapted from Girl Scouts of the USA property guidelines.) Girl Scout properties will be maintained and developed based on the following criteria:

- To ensure the protection and safety of Girl Scouts.
- To support high quality Girl Scout program experiences.
- To maintain fiscal efficiency, maximizing program benefit for every council investment.
- To minimize liability to Girl Scouts of Western Ohio.
- To protect the property's future value and minimize future liabilities.
- To maximize access for members, including ensuring that members are given priority for camp use.

**Recommendation:** Based on the Girl Scout property development criteria, I recommend that the board adopt the following proposal:

1. Endorsement of the Property Management Criteria listed above.
2. Girl Scouts of Western Ohio will focus its property investments in council-owned property and restrict any investment in non-owned property to normal rental or related fees or short-term, limited investments to meet a specific programmatic need.
3. Girl Scouts of Western Ohio will notify the Sidney Community Foundation that:
  - a) Girl Scouts will continue to use Camp Brookside as a camp facility.
  - b) The Girl Scouts can no longer afford to continue to maintain the property.
  - c) We would support and would like to encourage the foundation to consider options that would enable continued Girl Scout use of the property as a camp facility, as has been proposed by the Shelby County Park District.
  - d) The Girl Scouts will convene or participate in a task group made up of stakeholders, including Girl Scout volunteers to bring this situation to a positive resolution.

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## **Our Mission**

*Girl Scouting builds girls of courage, confidence, and character,  
who make the world a better place.*